

**City of Eau Claire
Plan Commission Minutes
Meeting of October 5, 2015**

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Weld, Larsen, Radabaugh, Pederson, Granlund, Seymour
Ms. Ebert, Mitchell

Staff Present: Messrs. Tufte, Ivory, Petrie, Genskow

The meeting was chaired by Mr. Weld.

1. **REZONING (Z-1564-15) – C-3P to C-2P, Hope Gospel Men’s Facility, Mercantile Drive; and
CONDITIONAL USE PERMIT (CZ-1514) – Ground floor residence in C-2 zoning district**

Mr. Tufte presented a request to rezone property from C-3P to C-2P and to adopt the general development plan with a conditional use permit for the Hope Gospel Mission Men’s Facility. The preliminary site plan shows approximately 15,380 square feet building. The facility will be a single story with 46-beds, offices, kitchen, laundry, classrooms, computer labs, exercise areas and dining areas. It would provide room for up to 14 men in a 30-day program, 24 beds for a focused 12 to 16 month program, and 8 beds for transitional housing, for a total of 46 adult men. C-3P zoning does not allow for dwelling units, but C-2P zoning allows dwelling units by a conditional use permit. The comprehensive plan shows this area as commercial. Final site plan would need to come back to Plan Commission in the future if the rezoning is approved by Council.

Applicant Craig Pedersen, Operations Director with the Hope Gospel Mission, spoke in favor of the project, background of the mission, and stated the mission does not think the existing building downtown is up to their standards. He noted that the mission did go around and talk to the existing neighborhood of their plans to relocate to this location.

Amanda Miller, 2236 Deblene Lane, expressed concerns about her children and the students' safety to and from school. She noted that the neighborhood is concern with this facility being located near them.

Sally Nestor, 2927 West Hoyem Lane, Christine Meinen, 2933 Kohlhepp Road, Jennifer Ertz, 3310 Kohlhepp Road, and Mitch Von Ruden, 3204 Kohlhepp Road, each expressed concerns about safety with their children and their neighborhood with this proposed location.

James Nugent, 2950 West Hoyem Lane, questioned why Hope Gospel would put a facility next to a residential area and what impact will this have on property value in the existing residential neighborhood. He noted that this facility should be next to other businesses.

Michael Larsen, 1646 County Road F, owner of the towing company next door to the proposed building, has concerns about his business and vandalism that could occur.

Adam Kinnard, 2236 Vesterheim Street, expressed concerns about the smoking outside at the facility and asked about how the shelter does testing for drugs and alcohol.

Amy Erickson, 2920 West Frank Street, runs a home-based daycare within the neighborhood, had concerns with children's safety and with the short-term program having a lot of turnover.

Chris Hedlund, Program Director for Hope Gospel Mission, stated that the distance from the elementary school is approximately a mile and this proposed building is not between the elementary school and the neighborhood. The Bargain Center has been open for the last 15 years and the Ruth House has been there for 10 years within this same neighborhood. He noted that the mission has a zero tolerance for drugs and alcohol. The smoking area is located on the north side of the proposed building. In addition, he gave a timeline and a traditional week for their residences of the program.

Mr. Pederson asked how this would impact home values within the neighborhood. Mr. Hedlund stated that this facility will enhance this property and improve the neighborhood, which should increase value in the neighborhood.

Mr. Larsen stated as a retired police officer, he did not experience any problems with men who lived in the facility downtown. He noted that the male residents are currently employed and get training in the current neighborhood. The Bargain Center and the Ruth House have been operating without an issue.

Mr. Larsen moved to recommend approval of the rezoning from C-3P to C-2P and to approve the conditional use permit subject to the conditions of the staff report. Ms. Ebert seconded and the motion carried.

2. **REZONING (Z-1565-15) – TR-1A to C-2P, Stoney River, 3421 Cypress Street; and**
CONDITIONAL USE PERMIT (CZ-1515) – Ground floor residence in C-2 zoning district; and
SITE PLAN (SP-1537) – Stoney River memory care facility, 3421 Cypress Street

Mr. Radabaugh left his seat on the commission.

Mr. Tufte presented a request to rezone property from TR-1A to C-2P and to adopt the General Development Plan for a memory care facility with a conditional use permit for a ground floor residence and to approve the site plan for the project. The site plan shows a 24-unit, 32 bedroom memory care facility. The floor plan shows the layout of the rooms with office, kitchen, dining and other common areas. The land use plan within the updated comprehensive plan shows this site being commercial. This type of facility has low traffic impacts. He noted that this is a good transition use from commercial to the east, and single-family to the west.

Applicants Lee Tuchfarber, Sarah Stuewe with Stoney River and Jim Lundberg with Point of Beginning, spoke in favor of the project, design and background of the project. Sarah noted that all their facilities have an electronic message sign and would like the commission to approve this location for a monument sign with an electronic sign.

Commissioners held a discussion about the use and the proposed monument sign with electronic message board.

Ms. Mitchell moved to recommend approval of the rezoning, conditional use permit, and site plan subject to the conditions of the staff report. Mr. Pederson seconded.

Mr. Larsen amended the motion to allow for a monument sign with an electronic message board subject to its change in display message being more than one minute. Ms. Mitchell seconded and the motion carried.

The original motion was voted on and the motion carried.

3. **REZONING (Z-1566-15) – Code Amendment, Rooming Houses**

Mr. Radabaugh rejoined the meeting.

Mr. Tufte presented a zoning code amendment to change rooming houses as a permitted use to a conditional use permit in multi-family zoning districts. This amendment would provide provisions for review of these conditional uses to be considered by this commission. A rooming house is a dwelling unit that contains five or more unrelated persons, which may significantly increase the size of the apartment building and the amount of parking required for the building when compared to a standard apartment. This requirement would require a public hearing for such request.

No one was in attendance to speak to this agenda item.

Mr. Pederson moved to recommend approval. Mr. Granlund seconded and the motion carried.

4. **SITE PLAN (SP-1542) – Southard Insurance, 2779 S. Hastings Way**

Mr. Tufte presented a request to approve a site plan for an office building for Southard Insurance. The site plan shows approximately 1,900 square foot office with an attached garage/showroom. The City Council recently zoned this property with a General Development Plan for this site.

Applicant, Jim Bunkelman with Royal Construction spoke in favor of the project.

Ms. Ebert moved to approve the site plan subject to the conditions of the staff report. Mr. Pederson seconded and the motion carried.

5. **SITE PLAN (SP-1543) – Hawthorne Aviation Hangar, Chippewa Valley Regional Airport**

Mr. Tufte presented a request to approve a site plan for an addition to the Hawthorne Aviation Hangar. The site plan shows approximately 25,500 square feet building addition to the southeast of their existing hangar. The proposed hangar is located on the right side of the main drive into the airport.

The applicant was not in attendance to address the request.

Ms. Mitchell moved to approve the site plan subject to the conditions of the staff report. Mr. Larsen seconded and the motion carried.

6. **DISCUSSION/DIRECTION**

A. Sign Code Amendment

Mr. Ivory presented a request by Sign Art to amend the sign code that would eliminate the eight inches or fewer space requirements between sign text and a logo. The commission would need to decide to increase the maximum spacing between the two. Staff thought that the maximum spacing could be increased but should be limited to the maximum height of the channel letters. A draft ordinance was prepared outlining this change and staff had contacted other cities.

Commissioners agreed it makes sense to change the requirement to allow the maximum spacing be limited to the tallest channel letter and directed staff to finalize the language for an ordinance amendment and schedule a public hearing.

B. 2014 Development Map and Report

Mr. Ivory presented the development map and report from 2014. He noted the total number of rezoning cases, subdivisions, and construction valuation. In addition, he stated some preliminary figures for construction valuation numbers from 2015 through August and compared the figures to 2014.

C. Code Compliance Items

Ms. Ebert noted a large amount of trash located on Eddy Street.

D. Future Agenda Items


None.

E. Additions or Corrections to Minutes

None.

7. **MINUTES**

The minutes of the meeting of September 14, 2015 were approved.



Jannie Radabaugh, Secretary